



Cleveland Way, Stevenage

CHANDLERS

# 121 Cleveland Way

Stevenage, SG1 6BU

Offers In Excess Of £450,000



3 Bedrooms



2 Bathrooms



2 Reception Rooms



EPC Rating Band C

\*\*\* Guide Price £450,000 to £475,000 \*\*\* A very well presented three bedroom family home situated on the edge of Great Ashby with a private wooded outlook. Entering via a hallway with access to the cloakroom and stairs to the first floor, this leads to the stunning open plan living/dining/kitchen. The kitchen is set to the rear of the property within the glazed atrium and features a island unit with worksurface, storage and breakfast bar. The kitchen is fitted to both sides providing ample base and wall mounted storage, worksurface and fitted appliance including a double oven, one of which is a dual microwave, washer dryer and Dishwasher. The dining area is situated to the front with the sitting area bringing the wonderful space together.

This open plan room also has a door leading to a study (To the rear of the part converted garage) and door and window to garden. The first floor comprises of an impressive principle bedroom suite with dressing area and ensuite, two further bedrooms and a family bathroom.

The property has an enclosed rear garden with patio area, planted borders and lawn. The front of the property features a driveway leading to the former garage which has a roller door and provides an additional storage area. (North Hertfordshire Council, Tax Band D - EPC Rating C)



- Three bedroom family home
  - Driveway
  - Hall and Cloakroom
  - Open plan Kitchen / Dining / Sitting room
  - Fitted kitchen with Island unit
  - Study / Additional Bedroom
  - Ensuite bedroom with dressing area
  - Family Bathroom
  - Rear garden with patio
  - Desirable location
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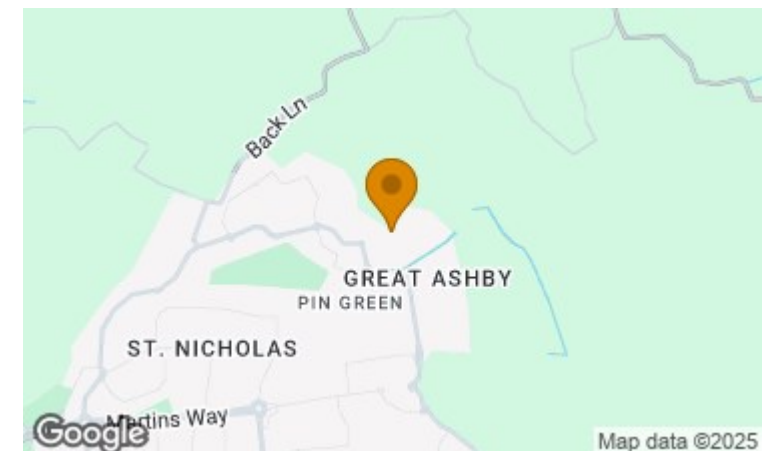






## Additional/Material Information

- Local Authority is North Hertfordshire
- Council tax Band D
- Tenure – Freehold
- Mains Gas, Water, Electricity



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>	70	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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